

MARLBORO TOWNSHIP PLANNING BOARD

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APRIL 2, 2008

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THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN LARRY JOSEPHS AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 8:00P.M.

MR. JOSEPHS READ THE MEETING NOTICE, ADEQUATE NOTICE PURSUANT TO THE OPEN PUBLIC MEETING ACT OF 1977 HAS BEEN GIVEN OF THIS MEETING BY PUBLICATION IN THE ASBURY PARK PRESS, AND BY POSTING IN THE MUNICIPAL BUILDING IN THE TOWNSHIP OF MARLBORO AND FILED IN THE TOWNSHIP CLERK'S OFFICE.

ROLL CALL

**PRESENT ... MR. BARENBURG, MR. BERGH, MS. FERNANDEZ,
MR. JOSHI, COUNCILMAN LAROCCA, MAYOR HORNIK,
MR. JOSEPHS, MR. HUSAIN**

ABSENT... MR. GUPTA, MS. BAJAR

PROFESSIONALS PRESENT... MR. PETERS, MR. CRAMER, MR. HERBERT

SALUTE THE FLAG

Mr. Josephs stated that Mr. Schnurr has resigned from the Board and Mr. Husain will be filling his unexpired term.

CITIZEN VOICE

No one from the public spoke.

A motion to approve/amend the minutes of March 5, 2008 was offered by Mr. Bergh, seconded by Councilman LaRocca. In favor: Mr. Bergh, Ms. Fernandez, Mr. Husain, Councilman LaRocca, Mayor Hornik, Mr. Josephs.

**P.B. 926-05 ALEX CORPORATE CENTER/FELIX BRUSELOVSKY –
MEMORIALIZATION OF RESOLUTION GRANTING A ONE YEAR EXTENSION OF
TIME**

A motion in the affirmative was offered by Mr. Bergh, seconded by Mr. Joshi. In favor: Mr. Barenburg, Mr. Bergh, Ms. Fernandez, Mr. Joshi, Mr. Husain, Councilman LaRocca, Mr. Josephs.

P.B. 971-06 ENCLAVE @ GLENBROOK – MEMORIALIZATION OF RESOLUTION

This resolution was carried to the meeting of April 16, 2008.

COURTEST REVIEW – DOG PARK – MUNICIPAL PROPERTY

Larry Rosen, Deputy Mayor and Matthew Welsh, Boy Scout with Troop 85 made a presentation to the Board. The park will have a 6ft. fence around it so that dogs cannot jump over it. Marlboro Township has 2,200 registered dogs. This park will allow dogs to run off lease and socialize with other dogs.. There are only 17 dog parks in the state of New Jersey.

The site will be located adjacent to the basketball courts next to the recreation Center. They will be looking to the generosity of friends and businesses in town for their help with materials and services.

A motion in the affirmative was offered by Mayor Hornik, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Ms.Fernandez, Mr. Joshi, Mr. Husain, Councilman LaRocca. Mayor Hornik, Mr. Josephs.

P.B. 1005-08 BIG CITY BAGELS – WAIVER OF SITE PLAN

Gerry Sonnenblick, Esq. represented the applicant. Larry Cirangle is the applicant's Architect.

The site is located on the east side of Route 79 in the Brook's Edge Shopping Center, Block 415 Lot 21.32. The site was previously occupied by food establishment known as "Subway".

Entered into evidence was the following exhibit:

A-1 Renovation Plan prepared by Cirangle Architects, dated 12-14-07

The applicant is seeking approval to permit a 36 seat outdoor dining area to be constructed within an existing paved patio area west of the subject restaurant. The patio area is separated from the building area by an existing sidewalk. The hours of operation will be Monday through Friday 7:00 A.M. to 8:00 P.M., Saturdays from 7:00 A.M. to 6:00 P.M. and Sundays from 7:00 A.M. to 5:00 P.M.

The outdoor seating will be seasonal and self service, with no wait persons. The company will be responsible for the clean up of the outdoor area.

The site will be in compliance with ADA requirements and there will be no lights or sound system in the outdoor area.

The outdoor seating will be fixed metal tables and chairs with umbrellas.

The applicant has not requested any design waivers with this application.

The applicant agreed to comply with all the testimony placed on the record as well as the requests of the Board members and Board Professionals.

A motion in the affirmative was offered by Mr. Husain, seconded by Mayor Hornik. In favor: Mr. Barenburg, Mr. Bergh, Ms. Fernandez, Mr. Joshi, Mr. Husain, Councilman LaRocca, Mayor Hornik, Mr. Josephs.

P.B. 929-05 OLD MILL ESTATES/BAYFIELD PROPERTIES – FINAL MAJOR SUBDIVISION

Gerry Sonnenblick, Esq. represented the applicant. The applicant received Preliminary Major Subdivision approval on September 5, 2007.

The site is located along old Mill Road in the R-20 zone. The property currently contains two swellings, each of which has access to Old Mill road via a gravel driveway, Block 413 Lots 38, 39 & 40.

The applicant is seeking Final Approval to subdivide the property into 11 new lots, nine for residential, one for an existing dwelling and one for open space. Access is proposed from Old Mill Road via a 980 ft. long cul de sac. Public water and public sewer is proposed via an extension of the existing main within Old Mill road and sanitary sewer service is proposed via an extension of the existing main located within an easement between adjoining Lots 9 & 10. A detention basin is proposed to handle the increase in stormwater runoff..

The plan has been revised showing the road coming off of Old Mill Road along the western property line of the tract. The first plan had an underground detention basin and the new plan has an above ground basin and one less lot.

PUBLIC HEARING OPENED

The following people spoke: Sue Kajfasz, Seth Goldzweig, Jay Barrett, Gary Penner, Pat Korbiak.

Many of the above residents have issues with stormwater runoff.

PUBLIC HEARING COSED

The Board agreed to table this application until the stormwater issues can be resolved and new plans will be resubmitted. A motion to table was offered by Mr. Husain, seconded by Mr. Bergh. In favor: Mr. Barenburg, Mr. Bergh, Ms. Fernandez, Mr. Joshi, Mr. Husain, Councilman LaRocca, Mayor Hornik, Mr. Josephs.

DISCUSSION – MONMOUTH WORSHIP CENTER – DRIVEWAY LOCATION

This is a administrative review of the alignment of the driveway, specifically with regard to the placement of the driveway and nearby intersection of Route 79.. There was a problem with the survey of the site, whereas the driveway was 85 feet not 100 feet from the nearby intersection. The driveway will remain but there will be reverse curbing.

A motion to adjourn was offered by Mr. Husain, seconded by Councilman LaRocca. One vote was cast.

Respectfully submitted

Donna Pignatelli